

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Worcester

State: MA

PJ's Total HOME Allocation Received: \$26,594,496

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 19			
% of Funds Committed	94.06 %	95.20 %	14	94.94 %	46	43	
% of Funds Disbursed	91.92 %	88.78 %	5	84.35 %	81	79	
Leveraging Ratio for Rental Activities	4.33	7.72	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	85.75 %	90.33 %	14	81.38 %	36	33	
% of Completed CHDO Disbursements to All CHDO Reservations***	66.27 %	73.01 %	15	68.05 %	38	39	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	69.59 %	80.97 %	18	79.65 %	17	19	
% of 0-30% AMI Renters to All Renters***	26.32 %	49.15 %	18	44.76 %	17	21	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.42 %	95.61 %	8	94.31 %	62	59	
Overall Ranking:			In State:	17 / 19	Nationally:	39 44	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$28,233	\$25,436		\$25,245	342 Units	36.40 %	
Homebuyer Unit	\$13,137	\$15,891		\$14,395	524 Units	55.80 %	
Homeowner-Rehab Unit	\$16,122	\$14,722		\$20,186	73 Units	7.80 %	
TBRA Unit	\$0	\$3,644		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Worcester MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$120,466	\$75,620	\$42,317
State:*	\$140,514	\$97,764	\$22,481
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.14

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	41.2	35.1	54.8	0.0
Black/African American:	16.2	17.0	5.5	0.0
Asian:	0.6	2.3	1.4	0.0
American Indian/Alaska Native:	2.4	0.8	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.3	0.2	0.0	0.0
Asian and White:	0.3	0.4	0.0	0.0
Black/African American and White:	0.0	0.2	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.2	0.0	0.0
Other Multi Racial:	0.6	1.3	2.7	0.0
Asian/Pacific Islander:	0.6	1.7	2.7	0.0

ETHNICITY:

Hispanic	37.9	40.8	32.9	0.0
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HOUSEHOLD SIZE:

1 Person:	41.8	14.9	20.5	0.0
2 Persons:	16.5	14.3	20.5	0.0
3 Persons:	16.2	21.4	16.4	0.0
4 Persons:	13.5	25.6	21.9	0.0
5 Persons:	9.1	18.3	13.7	0.0
6 Persons:	2.6	4.0	2.7	0.0
7 Persons:	0.3	1.5	2.7	0.0
8 or more Persons:	0.0	0.0	1.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	47.4	24.2	23.3	0.0
Elderly:	14.7	4.8	27.4	0.0
Related/Single Parent:	15.9	23.7	15.1	0.0
Related/Two Parent:	17.1	44.7	32.9	0.0
Other:	5.0	2.7	1.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	27.6	4.4 [#]
HOME TBRA:	0.6	
Other:	13.2	
No Assistance:	58.5	

of Section 504 Compliant Units / Completed Units Since 2001 131

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Worcester

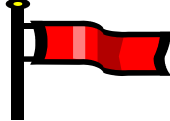
State: MA

Group Rank: 39
(Percentile)

State Rank: 17 / 19 PJs

Overall Rank: 44
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	85.75	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	66.27	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	69.59	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	99.42	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.13	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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